



Design District Review Team

Durham City-County Planning Department ■ 101 City Hall Plaza ■ Durham, NC 27701

MEMO

Date: April 3, 2012
To: Members of the Joint City-County Planning Committee
From: Lisa Miller, Chair, Design District Review Team

In compliance with the Section 2.7.3B of the Unified Development Ordinance (UDO), the Design District Review Team submits the following Annual Report for the period from January 1, 2012 to December 31, 2012.

The Design District Review Team (DDRT) is an advisory body that makes recommendations to the approving authority for each project reviewed. In addition to general recommendations for approval or denial, the DDRT also issues recommendations on a variety of requests for variations of standards, both in the Durham Design Manual and the Unified Development Ordinance (UDO).

The DDRT reviews a variety of different development related applications including:

1. From January 1, 2012 through March 12, 2012, site plans in the Downtown Design (DD) District, for variations not subject to review by the Durham Historic Preservation Commission and in accordance with UDO Section 6.12.3B.4, Variations. Through the Text Amendment to the UDO Compact Design Districts, TC1000005, the Design Special Use Permit, described in UDO Section 3.25, Design Special Use Permit, has replaced the variations mechanism and these requests now go the Board of Adjustment;
2. Site plans in the Transitional Use Area of the University-College District, for compliance with the Durham Design Guidelines;
3. Architectural designs in the Tuscaloosa-Lakewood Neighborhood Protection Overlay (TLNPO), for compliance with the standards of UDO Section 4.6.5, Tuscaloosa-Lakewood Neighborhood Protection Overlay;
4. Requests for common signage plan variations in the Compact Neighborhood Tier and the Mixed Use District; and
5. Requests for alterations to the newly installed downtown streetscapes for compliance with the Durham Design Guidelines, where not subject to review by the Durham Historic Preservation Commission.

The DDRT reviewed two site plans and five architectural review applications in 2012. Staff reviewed one amendment to an architectural review on behalf of the Team. Attachment A shows the breakdown of reviews by plan type and action.

The DDRT is made up of staff from the following City departments: two representatives from the City-County Planning Department, one representative from the Public Works Department, one representative from the City Office of Economic and Workforce Development, one representative from the City General Services Department, and one City representative from Urban Forestry; one

representative from the Durham City-County Appearance Commission, and two citizens with design expertise (one appointed by the City and one by the County). Attachment B shows the attendance report for each represented department and the citizen members.

Free parking is provided for citizen members during the meeting. No additional funding is requested.

Recommendation. The Planning staff recommends that the Joint City-County Planning Committee receive the Annual Report.

Staff Contact. Anne Kramer, Planning Department

Attachments. Attachment A: Team Actions 2012
Attachment B: Team Attendance 2012